BLK 243 E 105FT OF LOT 1 &
E 105FT OF N 43FT OF OF LOT 2
& W1/2 TRACT D OF LOT 10

FANELLI ERIC S & DEBORAH L
1320 ATLANTIC AVE
FERNANDINA BEACH, FL 32034

2023

00-00-31-1800-0243-0011

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	07	ASB SHNGLE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

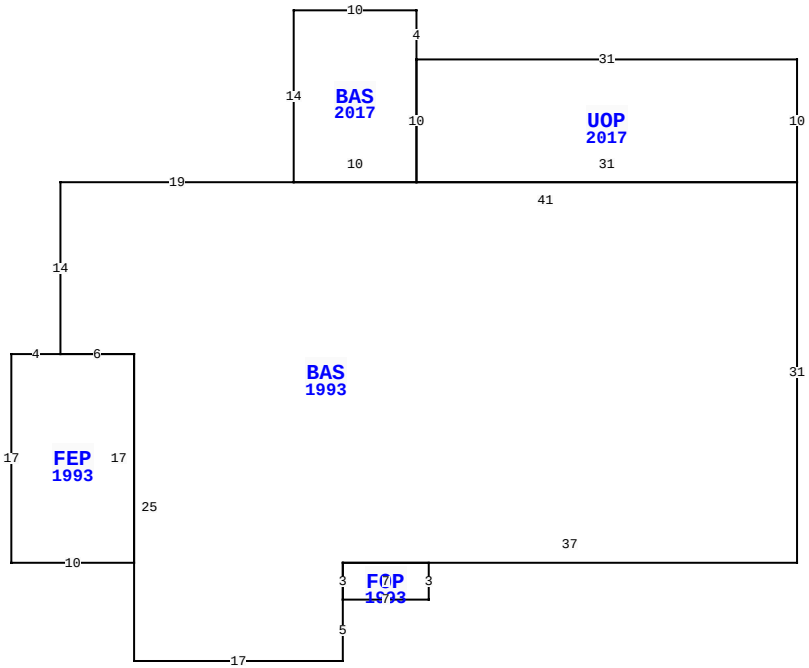
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1012.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,894	100	1,894	134,000
BAS	140	100	140	9,905
FEP	170	80	136	9,622
FOP	21	30	6	424
UOP	310	20	62	4,386
TOTALS	2,535		2,238	158,338

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,238	93.8840	84.73	189,626	1949	2000	0	0	0	16.50	83.50

1 SINGLE FAM – 100% - 2022 Heated Area: 2034 HX Base Yr 2022



1320 ATLANTIC AV, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		158,338
TOTAL MARKET OB/XF VALUE		5,108
TOTAL LAND VALUE - MARKET		415,968
TOTAL MARKET VALUE		579,414
SOH/AGL Deduction		272,215
ASSESSED VALUE		307,199
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		257,199
TOTAL JUST VALUE		579,414
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		414,941

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20163187	ADDITION	40,000	11/17/2016
20101540	REMODEL	3,200	09/10/2010
20100543	H/AC	4,157	04/01/2010
20100478	REPAIR/RRF	13,265	03/23/2010
20041463	REMODEL	2,000	08/16/2004
6237	REPAIR/RRF	4,240	10/31/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2255/1698	2/15/2019	WD	Q	I	02	375,000
GRANTOR: PHILLIPS JONATHAN R &						
GRANTEE: FANELLI ERIC S & DE						
1663/1684	2/19/2010	WD	Q	I	02	245,000
GRANTOR: TRIPLETT ELIZABETH A						
GRANTEE: PHILLIPS JONATHAN R						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=2017] W31 BAS=[YR=2017] N4 W10 S14 BAS=[YR=1993] W19 S14 FEP=[YR=1993] W4 S17 E10 N17 W6 $ E6 S25 E17 N5 FOP=[YR=1993] E7 N3 W7 S3 $ N3 E37 N31 W41$ E10 N10$ S10 E31N10$.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0810	CONCRETE A	0	100	147	9	1,323.00	SF	6.50	6.50	100	1949	1949	3	20	1,720	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1949	1949	3	20	700	
3	0510	GARAGE WD-	0	100	24	16	384.00	SF	35.00	35.00	100	1960	1960	3	20	2,688	

LAND DESCRIPTION

TOTAL OB/XF 5,108

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	100	0003	MU-1	105.00	215.00	105.00	FF	1	1.22	1.00	1.22	2,400.00	2,928.00	307,440							
2	000100	C	SFR	100		R-2	38.00	172.00	38.00	FF	1	1.19	1.00	1.19	2,400.00	2,856.00	108,528							

REVIEW DATE 05/03/2017 BY DJ Total Acres: 0.00 Total Land Value: 415,968 Market: 0 Agricultural: 0 Common: 415,968 PRINTED 08/02/2023 BY SYS